



3
YARBOROUGH
COTTAGE



OXFORD FAMILY ESTATES
Property Sales and Services

rightmove 



Yarborough Road, Skegness

£239,950

3 1 2



Oxford Family Estates are pleased to present this 2/3 bedroom detached bungalow in a very popular area of Skegness. It has a good size lounge, 3 double bedrooms (with the option of using the 3rd bedroom as a separate dining room). Bathroom and separate WC, and a large conservatory overlooking a lovely mature secure garden. There is plenty of off road parking and single garage, with shed to the rear. PART EXCHANGE CONSIDERED.

Entrance Hallway

Kitchen 3.43m x 3.18m (11'3" x 10'5")

WC 1.62m x 0.9m (5'3" x 2'11")

Lounge 3.88m x 3.44m (12'8" X 11'3")

Bedroom 1 4.46m x 3.66m (14'7" x 12'0")

Bedroom 2 2.45m x 3.66m (8'0" x 12'0")

Bedroom 3 / Dining Room 3.44m x 2.84m (11'3" x 9'3")

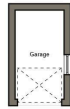
Bathroom 2.33m x 1.81m (7'7" x 5'11")

Conservatory 6.21m x 2.50m (20'4" x 8'2")

Garage 5.08m x 2.60m (16'8" x 8'6")

Outside The front of the property is laid mainly to lawn with a border. There is a lovely long driveway providing parking for several vehicles leading up to a single garage. There is gated access both sides to the rear of the property. The private rear garden is not overlooked and laid to grass with various trees and shrubs and there is a nice patio area off the conservatory. There is a shed at the rear of the garage and the garden is fully enclosed.





Floorplan is indicative of layout only and should not be used for accurate measurement or structural purposes.

- No Onward Chain
- 2 double bedrooms
- Off street parking for several vehicles
- Garage & Shed
- Bathroom plus a second Toilet
- Detached Bungalow
- Lovely Mature Garden - Not overlooked
- Conservatory
- Part Exchange Considered
- Council Tax Band C EPC rating D



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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